

BOOK 46 PAGE 410
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

EXB "A"

TRUSTEES' SALE
VALUABLE FEE SIMPLE
REAL ESTATE

By virtue of a Power of Sale containing a Deed of Trust from Margaret T. Gibson and Barbara A. Gibson to Robert J. Schultze and Raymond A. Brookhart, Trustees for the benefit of Loyola Federal Savings & Loan Association a corporation organized and existing under the Laws of the United States of America, dated May 10, 1978 and recorded in Liber 1049, folio 70, among the Land Records of Frederick County, Maryland, the note secured by said Deed of Trust being in default, the said Trustees will offer for sale at the courthouse door in Frederick, Maryland, on

JUNE 1, 1982

AT 12:00 NOON

all the hereinafter described real estate, together with the improvements thereon described in said Deed of Trust, to wit:

Being all of that lot or parcel of land, situate on the north side of West South Street in the City of Frederick, Frederick County, Maryland; formerly known as No. 319, West South Street, and now known as No. 321 West South Street, and more particularly described as follows:

Beginning for the same at a point on the easterly side of DeGrange Street, said point lying at the south westerly corner of a concrete base all-marking the southern limits of the Property of the Housing Authority of the City of Frederick, Liber 423, folio 549; thence running with the southerly edge of said concrete base wall (1) N. 80° 38' 00" E. 42.10' to a point; thence (2) S. 09° 20' 15" E. 85.48' to a corner of a block wall, and running for the last 70.04' of this line along the Easterly face of a block wall, thence continuing with said wall (3) N. 80° 39' 46" E. 2.00' to a corner of said wall, thence still with said wall (4) S. 06° 54' 10" E. 6.80' to the end of the said wall, thence running with the easterly or outside wall of house No. 321 aforesaid and with a board fence (5) S. 06° 37' 32" E. 25.58' to a point on the northerly right of way line of West South Street aforesaid, said right of way line as adopted by the City of Frederick, December 3, 1909, and shown on a plat entitled "Plat and Profile of South Street," bearing No. N.Y. No. 19842 as found in the City Engineer's Records of Frederick City, thence running with said northerly right of way line and passing through the house No. 321 aforesaid (6) N. 85° 28' 06" W. 47.71' to a point on the easterly side of DeGrange Street, thence running with the same and with the westerly face of a block wall (7) N. 06° 54' 08" W. 91.50' to a corner of the said wall, thence (8) N. 09° 59' 49" W. 14.95' to the point of beginning. The area of land contained by the foregoing amounts to 4,940 square feet or 0.113 acres, more or less.

Being the same property which Margaret T. Gibson conveyed to Margaret T. Gibson and Barbara A. Gibson, according to a deed recorded among the Land Records of Frederick County, Maryland in Liber 1043, folio 653, dated February 10, 1978, and more particularly described as now surveyed by Edward Harris and Associates, Inc., Land Planners and Land Surveyors.

Improvements consists of a detached two-story dwelling consisting of living room, dining room, kitchen, attic, den, three bedrooms and one bath. The dwelling has hot water radiator-oil fired heat.

TERMS OF SALE:

A deposit of Ten percent (10%) of the purchase money will be required of the purchaser or purchasers on the day of sale, with the balance of said purchase price upon ratification thereof by the Circuit Court for Frederick County, Maryland. All costs of conveyancing, all revenue stamps and transfer taxes, and all other costs of conveyancing are to be at the expense of the purchaser or purchasers, including the cost of the preparation of the deed and interest on the purchase money from the date of sale to the day of settlement.

Purchaser shall be responsible for their own title examination.

ROBERT J. SCHULTZE,

Trustee

RAYMOND A. BROOKHART,

Trustee

DAVID E. ALDRIDGE, Solicitor for Trustees
120 West Church Street
Frederick, Maryland 21701
(301) 663-5191

MARTHA STRAWSBURG, Auctioneer
15 North Court Street
Frederick, Maryland 21701
(301) 663-1555

Frederick, Md. *June 8*, 1982

This is to certify that the annexed *Public Sale*

..... was published in *News Post*.....

a newspaper published in Frederick County on the following

dates: *May 14, 21, 28*.....

THE NEWS-POST

Per *C. [Signature]*.....

Filed
June 9, 1982